

**CITY OF INGLESIDE
MINUTES
CITY COUNCIL MEETING
JANUARY 14, 2014**

1. Call meeting to order

The meeting was called to order at 6:30 p.m. with Mayor Pete Perkins presiding. Council Members present: Mayor Pete Perkins and Council Members Cynthia Wilson, Ben Tucker, Elaine Kemp, John F. Schack, Willie Vaden, and Paul Pierce. Staff present: City Manager, Jim Gray, and City Secretary Kimberly Drysdale. There were approximately 20 guests.

2. Invocation

3. Pledge of Allegiance

4. Presentations from the Audience

City Manager Jim Gray introduced Sandra Clarkson as the Interim Finance Director. Mrs. Clarkson is recently retired from the City of Portland, Texas and will be assisting us on a temporary basis until we hire a permanent Finance Director.

5. Consideration and action of the Minutes of the City Council Meeting of December 10, 2013.

Council Member Schack made a motion to approve the Minutes of the City Council Meeting of December 10, 2013 and was seconded by Council Member Wilson. The motion was approved unanimously.

6. Receive the Ingleside Chamber of Commerce Quarterly Report for the periods of July through September 2013 and October through December 2013.

Ingleside Chamber of Commerce President Jan Hart apologized that the 4th Quarter Report for the FY 2012/2013 (July-September 2013) is late; however, it was due to illness and was unavoidable. Mrs. Hart provided an overview of the brochures, billboards, website, and other advertisements being used to promote the Chamber of Commerce events. In FY 2012/2013 the City of Ingleside provided \$115,000 of Hotel Motel Funds to the Chamber of Commerce, the Chamber of Commerce also provided \$101,000 of their own funds, and the total spent on advertisement was \$41,000.

7. Public Hearing concerning an application filed by Kiewit Offshore Services, LTD, to rezone 105.477 acre tract of land out of a 171.74 acre tract of submerged lands recorded in Volume 179, Page 201 Deed Records of San Patricio County, and 46.349 acre tract of land out of the T.T. Williamson Survey A-295, the T.T. Williamson Survey A-292 and a 171.74 acre tract of submerged lands recorded in Volume 179, Page 201 Deed Records of San Patricio County, being a 151.826 acre tract as known as 1701 Main Street (EMR Facility). Kiewit Offshore Services, LTD is requesting to be allowed to change the zoning from its present classification of an R-1 (Single Family Residential) to I (Industrial District).

Mayor Perkins opened the Public Hearing at 6:44 p.m.

Speaking in favor of the rezoning was Kiewit Engineer, Roy Debolt. He explained this is the only piece of property on "Kiewit Road" that is not currently zoned Industrial. It is landlocked by water and Industrial areas.

There were no speakers against this zoning change.

Mayor Perkins closed the Public Hearing at 6:45 p.m.

8. **Consideration and action of an Ordinance changing the zoning for the following property from its present zoning of R-1 (Single Family Residential District) to I (Industrial District) and further providing for effective date, readings, severance, and publication: 105.477 acre tract of land out of a 171.74 acre tract of submerged lands recorded in Volume 179, Page 201 Deed Records of San Patricio County, and 46.349 acre tract of land out of the T.T. Williamson Survey A-295, the T.T. Williamson Survey A-292 and a 171.74 acre tract of submerged lands recorded in Volume 179, Page 201 Deed Records of San Patricio County, being a 151.826 acre tract as known as 1701 Main Street (EMR Facility). (First Reading)**

Council Member Pierce questioned if we should only rezone up to our city limits and not the total acreage which extends into the water. City Manager Jim Gray stated it could be done either way. Council Member Schack recommended it remain as the total acreage in the event that fill dirt was added to extend the land further into the water.

Council Member Vaden made a motion to pass to a second reading the Ordinance changing the zoning for the following property from its present zoning of R-1 (Single Family Residential District) to I (Industrial District) and further providing for effective date, readings, severance, and publication: 105.477 acre tract of land out of a 171.74 acre tract of submerged lands recorded in Volume 179, Page 201 Deed Records of San Patricio County, and 46.349 acre tract of land out of the T.T. Williamson Survey A-295, the T.T. Williamson Survey A-292 and a 171.74 acre tract of submerged lands recorded in Volume 179, Page 201 Deed Records of San Patricio County, being a 151.826 acre tract as known as 1701 Main Street (EMR Facility); and was seconded by Council Member Kemp. The motion was approved unanimously.

9. **Public Hearing concerning an application for a special permit filed by Snappy's Foods #7 to allow a residence in the rear of the property for security of the store at Lot 2-4, Block 16, Blaschke Subdivision and Abstract 185 McDough unplatted, also known as 2661 Hwy 361.**

Mayor Perkins opened the Public Hearing at 6:53 p.m.

Speaking in favor of the Special Permit was Snappy Foods # 7 owner, Mo Motaghi. They are requesting a special permit to allow a residence in the rear of the existing building for safety and security purposes.

There were no speakers against this zoning change.

Mayor Perkins closed the Public Hearing at 6:54 p.m.

10. **Consideration and action of an Ordinance granting a Special Permit to allow a residence in the rear of the property for security of the store at 2661 Hwy 361, said property is located at Lot 2-4, Block 16, Blaschke Subdivision and Abstract 185 McDough unplatted and further providing for effective date, reading, severance, and publication. (First Reading)**

Council Member Pierce questioned if there was an automatic time limit for this Special Permit. Building Official John Davis explained that neither the Application nor the Ordinance presented lists any time limits.

Council Member Kemp made a motion to pass to a second reading the Ordinance granting a Special Permit to allow a residence in the rear of the property for security of the store at 2661 Hwy 361, said property is located at Lot 2-4, Block 16, Blaschke Subdivision and Abstract 185 McDough unplatted and further providing for effective date, reading, severance, and publication; and was seconded by Council Member Vaden. The motion was approved unanimously.

11. **Public Hearing concerning an application filed by Elite Coastal Properties, LLC, to rezone .141 acre Lot 9-10, Block 1, Ingleside Mercantile Subdivision, also known as 2805 Main Street. Elite Coastal Properties, LLC is requesting to be allowed to change the zoning from its present classification of a C-2 (General Commercial District) to R-1 (Single Family Residential).**

Mayor Perkins opened the Public Hearing at 6:56 p.m.

Speaking in favor of the rezoning was Carol Watts. She explained that due to the location of the building, there is limited parking. Any business that is located here would take away from the existing businesses parking. She would like to turn it into an owner occupied residential space until such time that the downtown area is renovated to allow for better parking.

There were no speakers against this zoning change.

Mayor Perkins closed the Public Hearing at 6:58 p.m.

12. **Consideration and action of an Ordinance changing the zoning for the following property from its present zoning of C-2 (General Commercial) to R-1 (Single Family Residential District) and further providing for effective date, reading, severance, and publication: Lot 9-10, Block 1, Ingleside Mercantile Subdivision, being .141 acres, also known as 2805 Main Street. (First Reading)**

Council Member Pierce questioned if rezoning this building was appropriate because it would produce spot zoning. He suggested we consider a Special Permit instead of spot zoning. Council Member Kemp asked if agenda item numbers 13 and 14 would not alleviate the need for this zoning change or special permit.

Mayor Perkins made a motion to table this agenda item until after the second reading of agenda item number 14, which should be January 28, 2014; and was seconded by Council Member Kemp. The motion was approved unanimously.

13. **Public Hearing concerning an Ordinance amending Chapter 78-Zoning, Article IV.-District regulations, Division 9.-C-2 General Commercial District, Sec. 78-221.-Permitted Uses, Ingleside Code of Ordinances to add R-1 Residential District, R-2 Two Family Residential District, and R-3 Three & Four Family Residential District.**

Mayor Perkins opened the Public Hearing at 7:08 p.m.

Speaking in favor of this change in zoning regulations was City Manager Jim Gray. He explained that due to previous requests by Council for a pyramid zoning policy, this change is being presented. It is similar to a Planned Urban Development (PUD). This is a normal practice across the State of Texas.

There were no speakers against this zoning change.

Mayor Perkins closed the Public Hearing at 7:10 p.m.

14. **Consideration and action of an Ordinance amending Chapter 78-Zoning, Article IV.-District regulations, Division 9.-C-2 General Commercial District, Sec. 78-221.-Permitted Uses, Ingleside Code of Ordinances to add R-1 Residential District, R-2 Two Family Residential District, and R-3 Three & Four Family Residential District. (First Reading)**

Council Member Pierce and Wilson questioned why the City would allow single family residents in the commercial zones because they didn't care for a home placed in between two businesses (i.e. a McDonald's and a Burger King). City Manager Jim Gray explained this rarely occurs and typically homes transition into attorney, engineers, and similar type businesses. Council Schack stated most single family residents would not want to pay the higher tax values within a commercial district. There was additional

- At the POCCA meeting today, Judy Hawley was appointed as the new Chairman with Mike Carrell coming off the Commission due to term limits;
- Please RSVP to the City Secretary's Office regarding the Celebration for the Completion of the LaQuinta Channel Extension scheduled for February 7, 2014;
- There are two Ingleside Chamber of Commerce events this week: Wednesday is the monthly luncheon with Flint Hills being the guest speaker, and Thursday is their Birthday Party/Open House

20. Requests from Council Members

Council Member Vaden questioned why haul trucks were no longer allowed on 8th Street and Avenue B and City Manager Jim Gray explained that a haul road was built from FM 1069 near the intersection with Bel Air for the trucks to haul into Helix yards.

Council Member Pierce reminded the staff of the high weeds at 4th Street and Main Street (FM 1069).

Mayor Perkins asked if the Police Department could do some additional patrol of the 4th Street and Main Street (FM 1069) intersection during the rush-hour traffic for enforcement of yellow and red lights.

Council Member Vaden asked if a Stop Sign could be considered for the intersection of 6th Street and Greenbriar. Mr. Gray stated he would have the staff do a traffic study.

21. Adjourn

There being no further business, the meeting was adjourned at 8:52 p.m.

ATTEST:

APPROVED:

Kimberly Drysdale, City Secretary

Mayor Pete Perkins

See pg 70-71

discussion regarding R-1, R-2, and R-3 being allowed in Professional, which is allowed in C-1, which is allowed in C-2 and therefore would be a true pyramid.

Council Member Pierce made a motion to pass to a second reading an Ordinance amending Chapter 78-Zoning, Article IV.-District regulations, Division 9.-C-2 General Commercial District, Sec. 78-221.-Permitted Uses, Ingleside Code of Ordinances to add R-1 Residential District, R-2 Two Family Residential District, and R-3 Three & Four Family Residential District; with the change for this to be allowed in Professional instead of C-2 General Commercial District. The motion was seconded by Council Member Kemp and was approved unanimously.

Mr. Gray stated he would confirm with the City Attorney to make sure this was not a significant enough change requiring another public hearing.

15. Consideration and action of an Ordinance terminating the reinvestment zone number one, City of Ingleside, Texas ("The Zone"), providing for effective date reading severance and publications. (Final Reading)

Mayor Perkins made a motion to approve Ordinance # 1093 terminating the reinvestment zone number one, City of Ingleside, Texas ("The Zone"), providing for effective date reading severance and publications and was seconded by Council Member Pierce. The motion was approved unanimously.

16. Consideration and action of an Ordinance changing the zoning for the following property from its present zoning of T-1 C (Manufactured Homes District) to C-2 (General Commercial District) and further providing for effective date, reading, severance, and publication: the remainder of Lot 24, Block 3, Garden Oaks #3, being .287 acres, also known as 1796 Hwy 361. (Final Reading)

Council Member Pierce made a motion to approve Ordinance # 1094 changing the zoning for the following property from its present zoning of T-1 C (Manufactured Homes District) to C-2 (General Commercial District) and further providing for effective date, reading, severance, and publication: the remainder of Lot 24, Block 3, Garden Oaks #3, being .287 acres, also known as 1796 Hwy 361; and was seconded by Council Member Schack. The motion was approved unanimously.

17. Consideration and action of the 2014 Holiday Schedule.

Council Member Pierce made a motion to approve the 2014 Holiday Schedule and was seconded by Council Member Schack. The motion was approved unanimously.

18. Receive the Departmental Reports for the month of December 2013.

City Manager Jim Gray provided updates regarding the following items:

- SH-200 environmental reports have been forwarded to the State and there has been communication back and forth with the Engineers. We feel positive all items will be completed soon because the State has now requested us to find our funding sources;
- There has been no additional information to/from gun manufacturers;
- The first meeting with industry partners and local youth/adult league representatives has been held and we are working to get some preliminary ideas and figures together to further discuss commitment levels with the industry partners; and
- The drilling for the foundation of the new water tower at N.O. Simmons Park has begun. For those who are receiving questions regarding the placement of the tower, please relay that this area is one of the highest ridges in town and is near the existing major water lines; therefore, this is the prime location for a water tower.

19. Staff Reports

City Manager Jim Gray provide updates regarding the following items:

- Joint GIS position with SPEDC interviews will be in mid to late January;
- The search for a Finance Director is ongoing;

See pg 70-71

discussion regarding R-1, R-2, and R-3 being allowed in Professional, which is allowed in C-1, which is allowed in C-2 and therefore would be a true pyramid.

Council Member Pierce made a motion to pass to a second reading an Ordinance amending Chapter 78-Zoning, Article IV.-District regulations, Division 9.-C-2 General Commercial District, Sec. 78-221.-Permitted Uses, Ingleside Code of Ordinances to add R-1 Residential District, R-2 Two Family Residential District, and R-3 Three & Four Family Residential District; with the change for this to be allowed in Professional instead of C-2 General Commercial District. The motion was seconded by Council Member Kemp and was approved unanimously.

Mr. Gray stated he would confirm with the City Attorney to make sure this was not a significant enough change requiring another public hearing.

15. Consideration and action of an Ordinance terminating the reinvestment zone number one, City of Ingleside, Texas ("The Zone"), providing for effective date reading severance and publications. (Final Reading)

Mayor Perkins made a motion to approve Ordinance # 1093 terminating the reinvestment zone number one, City of Ingleside, Texas ("The Zone"), providing for effective date reading severance and publications and was seconded by Council Member Pierce. The motion was approved unanimously.

16. Consideration and action of an Ordinance changing the zoning for the following property from its present zoning of T-1 C (Manufactured Homes District) to C-2 (General Commercial District) and further providing for effective date, reading, severance, and publication: the remainder of Lot 24, Block 3, Garden Oaks #3, being .287 acres, also known as 1796 Hwy 361. (Final Reading)

Council Member Pierce made a motion to approve Ordinance # 1094 changing the zoning for the following property from its present zoning of T-1 C (Manufactured Homes District) to C-2 (General Commercial District) and further providing for effective date, reading, severance, and publication: the remainder of Lot 24, Block 3, Garden Oaks #3, being .287 acres, also known as 1796 Hwy 361; and was seconded by Council Member Schack. The motion was approved unanimously.

17. Consideration and action of the 2014 Holiday Schedule.

Council Member Pierce made a motion to approve the 2014 Holiday Schedule and was seconded by Council Member Schack. The motion was approved unanimously.

18. Receive the Departmental Reports for the month of December 2013.

City Manager Jim Gray provided updates regarding the following items:

- SH-200 environmental reports have been forwarded to the State and there has been communication back and forth with the Engineers. We feel positive all items will be completed soon because the State has now requested us to find our funding sources;
- There has been no additional information to/from gun manufacturers;
- The first meeting with industry partners and local youth/adult league representatives has been held and we are working to get some preliminary ideas and figures together to further discuss commitment levels with the industry partners; and
- The drilling for the foundation of the new water tower at N.O. Simmons Park has begun. For those who are receiving questions regarding the placement of the tower, please relay that this area is one of the highest ridges in town and is near the existing major water lines; therefore, this is the prime location for a water tower.

19. Staff Reports

City Manager Jim Gray provide updates regarding the following items:

- Joint GIS position with SPEDC interviews will be in mid to late January;
- The search for a Finance Director is ongoing;

- At the POCCA meeting today, Judy Hawley was appointed as the new Chairman with Mike Carrell coming off the Commission due to term limits;
- Please RSVP to the City Secretary's Office regarding the Celebration for the Completion of the LaQuinta Channel Extension scheduled for February 7, 2014;
- There are two Ingleside Chamber of Commerce events this week: Wednesday is the monthly luncheon with Flint Hills being the guest speaker, and Thursday is their Birthday Party/Open House

20. Requests from Council Members

Council Member Vaden questioned why haul trucks were no longer allowed on 8th Street and Avenue B and City Manager Jim Gray explained that a haul road was built from FM 1069 near the intersection with BelAir for the trucks to haul into Helix yards.

Council Member Pierce reminded the staff of the high weeds at 4th Street and Main Street (FM 1069).

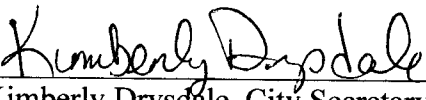
Mayor Perkins asked if the Police Department could do some additional patrol of the 4th Street and Main Street (FM 1069) intersection during the rush-hour traffic for enforcement of yellow and red lights.

Council Member Vaden asked if a Stop Sign could be considered for the intersection of 6th Street and Greenbriar. Mr. Gray stated he would have the staff do a traffic study.

21. Adjourn


There being no further business, the meeting was adjourned at 8:52 p.m.

ATTEST:



 Kimberly Drysdale, City Secretary

APPROVED:



 Mayor Pete Perkins